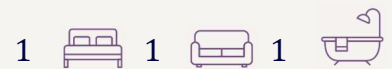




Telford Court, Streatham Hill, SW2

£299,000 *Share of Freehold*



KEY

- One double bedroom apartment
- Share of freehold included
- Impressive 970 year lease
- Replacement Vaillant boiler 2022
- Refurbished kitchen and bathroom
- Separate walk-in shower cubicle
- Fully double glazed throughout
- Secure private residents parking and garden

Set within an attractive residential development, this beautifully presented one bedroom apartment offers a bright, balanced layout complemented by a long 970-year lease and a share of the freehold. Benefiting from full double glazing throughout alongside a replacement Vaillant boiler installed in 2022, the home combines classic proportions with essential modern upgrades. The front door opens into a welcoming entrance hall complete with useful built-in storage. Flowing directly ahead, the generous living room forms a comfortable central hub for relaxing and dining, illuminated by expansive double-glazed windows. Adjoining the reception room, the separate refurbished kitchen is thoughtfully arranged with crisp cabinetry, generous worktops, and integrated cooking appliances. Positioned quietly off the entrance hall, the substantial double bedroom provides ample space for freestanding wardrobes and furniture. Serving the home is a fully refurbished, modern bathroom suite, complete with a bathtub alongside a dedicated separate shower cubicle. Outside, residents enjoy direct access to an expansive communal lawned garden alongside a secure private residents' car park. Telford Court is ideally situated on Streatham Hill, placing a fantastic selection of local amenities right on the doorstep. Streatham Hill mainline station is just a short stroll away, providing fast, direct rail connections into London Victoria, London Bridge, and Clapham Junction. Frequent daytime and 24-hour bus routes running along Streatham Hill offer rapid access straight to Brixton Underground station for the Victoria Line. The immediate area boasts a vibrant array of independent cafes, artisan bakeries, fitness studios, and major supermarkets including an M&S Foodhall. For green open spaces, the leafy parklands of Tooting Bec Common and Brockwell Park are both within easy reach for outdoor recreation and weekend

Streatham

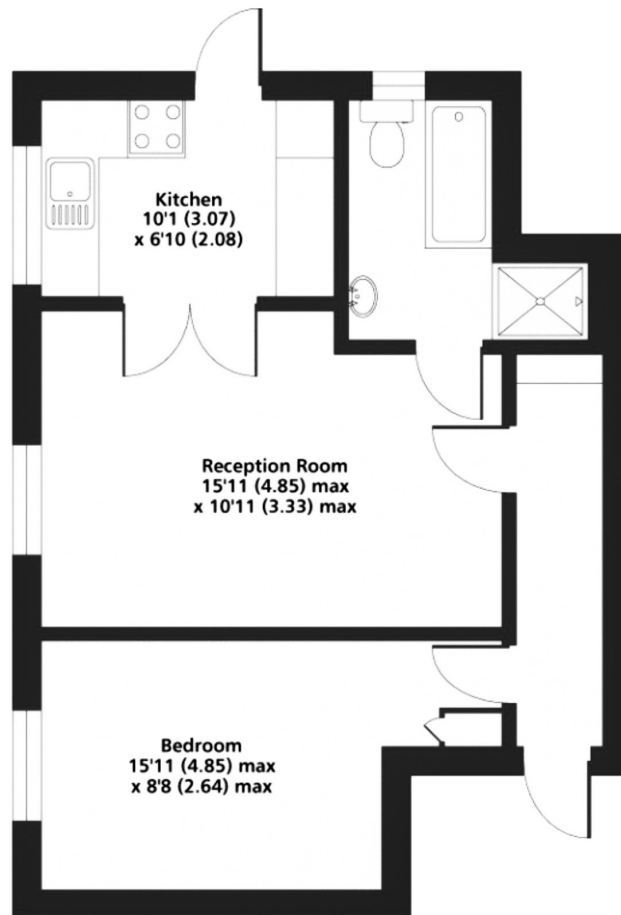
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First Floor

Streatham Hill SW2

Gross Internal Floor Area 475 sqft 44.1 sqm

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Share of Freehold

Term: 970 year and 6 months

Service Charge: £2268 per annum

Council Tax Band: B

EPC rating: C

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